Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150100610 DEEDWARR
Recvd: 11/25/15 14:44 2 pgs
Fees:13.00 Taxes:845.64
20151125-0119897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of November, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Braison Chance Cyrus and Tish F. Cyrus	Braison Chance Cyrus and Tish F. Cyrus	119 02 0 172.00
(NAME)	(NAME)	
99 Oriel Avenue	700 12th Ave South Ste 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Eight Thousand Five Hundred Fifty And No/100 Dollars ($228,550.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew McCutchan, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Braison Chance Cyrus, an unmarried man and Tish F. Cyrus, a married woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Glenrose Subdivision, as of record in Book 1424, Page 142, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Ginger R. Harris, married by Warranty Deed from Estate of Lonnie W. Weaver dated December 30, 1992 and recorded December 31, 1992 in Book 8829, Page 799, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Matthew McCutchan, married by Warranty Deed from James B. Robinette, III, unmarried and Thomas Harris, married heirs at law of Ginger R. Doyle f/k/a Ginger R. Harris dated June 12, 2015 and recorded June 15, 2015 as Instrument No. 201506150056712, in said Register's Office for Davidson County, Tennessee.

Affidavit of Heirship recorded June 15, 2015 as Instrument No. 201506150056710, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-154185

Affidavit of Heirship recorded June 15, 2015 as Instrument No. 201506150056711, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 99 Oriel Avenue, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this .

Matthew McCutchan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Matthew McCutchan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2015.

Notary Public

My Commission Expires:

(SEAL) 9-10-18

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON

File Number: GRN-154185